

**btf**

Land & Property Experts



**DEVELOPMENT OPPORTUNITY**

**HAYTON MANOR BARN**

**HAYTON ROAD · STANFORD · ASHFORD · KENT TN25 6DQ**

**HAYTON MANOR BARN  
HAYTON ROAD  
SELLINDGE  
ASHFORD, KENT TN25 6DQ**

*Ashford* - 9 miles  
*Folkestone* - 6 miles  
*Canterbury* - 15 miles  
*Dover* - 17 miles

**Consent for the conversion of a Grade II listed barn and former cow shed into two single storey residential dwellings with easy access to local facilities and amenities with approximately 0.41 acres of land.**

- Approval for the conversion to a two bedroom and a three bedroom dwelling
- Consent for two dwellings under Planning Ref 21/1419/FH – Folkestone and Hythe Council
- A rural yet accessible location with good transport links nearby
- Total plot extends to 0.41 acres

**GUIDE PRICE Offers in Excess Of £295,000**

**VIEWING:** - Strictly by appointment via the sole agents:  
**BTF Partnership, Canterbury Road, Challock, Ashford  
Kent TN25 4BJ - 01233 740077  
challock@btfpartnership.co.uk**

**LOCATION**

Hayton Manor Barn is situated between the villages of Stanford and Sellindge located at the foot of the Kent Downs. The village of Sellindge provides a primary school, a church, a pub and a village store. The property is approximately 9 miles to the east of Ashford which contains a full range of main facilities, and some 6 miles to the west of the coastal town of Folkestone. The M20 junction 11 is within a mile providing good road communications both locally and regionally.

Please see the Location Plan below which shows the location of the property in relation to the surrounding towns and villages.

**DIRECTIONS**

Heading towards Folkestone on the M20, take junction 11 exit and at the roundabout take the first exit onto the B2068 for 1.5 miles and then turn left onto Blindhouse Lane and follow for 0.8 mile and then turn left onto Hayton Road and follow for half a mile where the barn is on the left.





**BOUNDARY PLAN**



## **SERVICES**

The barn which is to be demolished has an electrical supply and there is water to the site. **PLEASE NOTE:** No official utilities search has been undertaken.

## **BOUNDARIES**

The purchaser must satisfy themselves on the location of the boundary from their own inspection and from the Land Registry plans and Boundary Plan available from the Vendor's Agent.

## **ACCESS**

Access is directly off Hayton Road. As far as we are aware these are all adopted public highways.

## **METHOD OF SALE**

The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to take the property to formal tender or auction at a later date if required. The vendor also reserves the right to not accept any offer. Vacant possession will be available on all lots of required.

## **PLANNING**

21/1419/FH – Conversion of a barn and reinstatement of cowshed to form two dwellings with associated landscaping and parking re-submission.

## **LOCAL AUTHORITY**

**Folkestone & Hythe**, Civic Centre, Castle Hill Ave, Folkestone, CT20 2QY.

## **TOWN AND COUNTRY PLANNING**

The land is sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice in force and the purchaser will be deemed to have full knowledge and to satisfy themselves with the provisions of any such matter affecting the property.

## **EASEMENTS, WAYLEAVES AND RIGHTS OF WAY**

The property is sold subject to and with the benefit of all existing rights whether public or private, including

rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

## **PLANS**

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

## **PURCHASER IDENTIFICATION**

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.

## **ACREAGES**

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

## **AGENT'S NOTE**

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys.

## **VIEWINGS**

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please

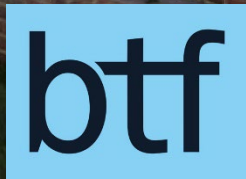
contact Sophie Evans or Alex Cornwallis using the contact details provided below.

**BTF Partnership, Canterbury Road, Challock, Ashford Kent TN25 4BJ- Tel: 01233 740077**

**Email: [challock@btfpartnership.co.uk](mailto:challock@btfpartnership.co.uk)**

## **GUIDE PRICE**

**£350,000**



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[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

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